174.0	0002	0022.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,000 / 689,000
					USE VALUE:	689,000 / 689,000
					ASSESSED:	689,000 / 689,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLIER RICHARD B/BROOKE A
Owner 2:	
Owner 3:	
Street 1:	31 DUNDEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CROWLEY NORA -
Owner 2:	-
Street 1:	31 DUNDEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,394 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5394.000	281,700		407,300	689,000
Total Card	0.124	281,700		407,300	689,000
Total Parcel	0.124	281,700		407,300	689,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.83 | /Parcel: 475.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 115903

GIS Ref

GIS Ref

Insp Date 10/06/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0002-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,800	0	5,394.	407,300	689,100	689,100	Year End Roll	12/18/2019
2019	101	FV	233,100	0	5,394.	401,500	634,600	634,600	Year End Roll	1/3/2019
2018	101	FV	233,100	0	5,394.	308,400	541,500	541,500	Year End Roll	12/20/2017
2017	101	FV	233,100	0	5,394.	290,900	524,000	524,000	Year End Roll	1/3/2017
2016	101	FV	233,100	0	5,394.	267,600	500,700	500,700	Year End	1/4/2016
2015	101	FV	220,400	0	5,394.	250,200	470,600	470,600	Year End Roll	12/11/2014
2014	101	FV	220,400	0	5,394.	230,400	450,800	450,800	Year End Roll	12/16/2013
2013	101	FV	220,400	0	5,394.	230,400	450,800	450,800		12/13/2012

!13512!

PRINT

Date	Time
12/11/20	03:27:14

LAST REV

Date	Time
03/12/20	18:36:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13512

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY NORA	33309-255		7/24/2001	Family	360,000	No	No		
	82710-266		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	145	Inter Fi	71,413	O				
5/4/2012	575	Re-Roof	7,000					
7/1/2004	583	Redo Kit	25,000	C		G6	GR FY06	redo 1/2 bth, 1 re

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/24/2008	Meas/Inspect	345	PATRIOT
10/17/2008	Measured	197	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
11/3/2001	MLS	MM	Mary M
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
4/4/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5394		Sq. Ft.	Site		0	70.	1.08	6									407,273						407,300	

Total AC/HA: 0.12383 | Total SF/SM: 5394 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,273 | Spl Credit | Total: 407,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382795
Depreciation:	101058
Depreciated Total:	281737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

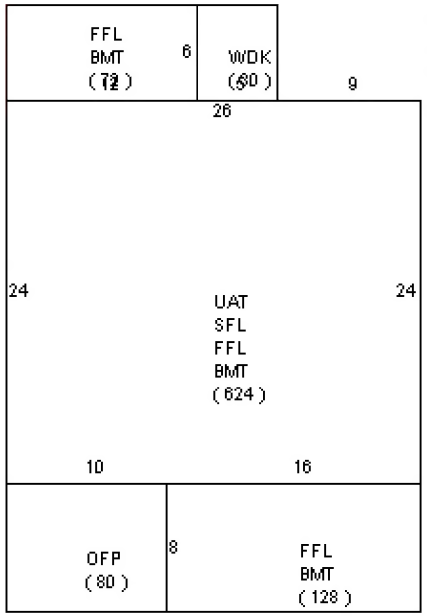
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	110.99
Final Total:	281700	Val/Su SzAd	194.54

SKETCH



Sum Area By Label :
WDK = 30
FFL = 824
BMT = 824
OFP = 80
UAT = 624
SFL = 624

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	824	49.610	40,881
FFL	First Floor	824	165.380	136,269
SFL	Second Floor	624	165.380	103,194
UAT	Upper Attic	156	66.150	10,319
OFP	Open Porch	80	36.380	2,911
WDK	Deck	30	15.680	470

Net Sketched Area:	2,538			Total:	294,044
Size Ad	1448	Gross Are	3006	FinArea	1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0002-0022.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	